

FILED
GREENVILLE CO. S. C.

First Federal Savings and Loan Association
P. O. Box 408
Greenville, S. C. 29602

BOOK 1511 PAGE 93

AUG 14 3 14 PM '80

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1980, between the Mortgagor, Robert S. Santanello and Betty G. Santanello, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1990..;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, at the westerly intersection of Stone Ridge Road and Stone Ridge Court, near the City of Greenville, S. C. being known and designated as Lot No. 206 on plat entitle "Map No. 2, Section I Sugar Creek" as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4R, page 85 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southwesterly side of Stone Ridge Road, said pin being the joint front corner of Lots 205 and 206 and running thence with the common line of said lots S 82-50-48 W 128.10 feet to an iron pin, the joint rear corner of Lots 204 and 205, thence S. 53-26-00 W 55 feet to an iron pin, the joint rear corner of Lots 206 and 207; thence with the common line of said lots S 36-54-34 E 125.97 feet to an iron pin on the northwesterly side on Stone Ridge Court; thence with the northwesterly side of Stone Ridge Court N 67-03-43 E 24.12 feet to an iron pin; thence continuing with said Court N 81-02-00 W 78.13 feet to an iron pin at the westerly intersection of Stone Ridge Road and Stone Ridge Court; thence with said intersection N 34-02 E 34.18 feet to an iron pin on the southwesterly side of Stone Ridge Road; thence with the southwesterly side of Stone Ridge Road N 12-58-00 W 102.13 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. dated November 1, 1976 and recorded November 1, 1976, in the R.M.C. Office for Greenville County, S. C. in Deed Book 1045, page 472.

This is a second mortgage and is junior in lien to that mortgage given by Robert S. Santanello and Betty G. Santanello to First Federal Savings and Loan Association of Greenville, S. C. on November 1, 1976 recorded in Vol. 1381, Page 915 in the R. M.C. Office of Greenville County, S. C.

RECORDED IN PLAT BOOK 4R PAGE 85

which has the address of 502 Stone Ridge Road Greenville Co.,
(Street) (City)
Greer, S.C. 296 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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